



County of Orange

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PA98-0139

FILE:

CP03-0039

DATE: November 21, 2003
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP03-0039 For Project No. PA98-0139
Newport Coast PC, Planning Areas 4A and 4B; and Planning Areas 12C and 12E
APPLICANT: Irvine Community Development

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

This Changed Plan supercedes previously approved Changed Plans CP00-0064 and CP02-0046. The Changed Plan submittal package has been formatted to include the original Coastal Development Permit PA98-0139 with its approvals and incorporates the previous changes to PA98-0139 approved under Changed Plan CP00-0064 and Changed Plan CP02-0046. The current Changed Plan is found to be in conformance with Coastal Commission issued Coastal Development Permit No. A-5-IRC-99-301.

The proposed changes are as follows:

1. The alignment of Reef Point Drive is proposed to loop into Blue Shore and intersect with Waves End versus looping into Waves End with Blue Shore intersect.
2. The alignments of several cul-de-sacs have been modified to accommodate an improved configuration for fire department access design.
3. Current geotechnical analysis requires the placement of three (3) Loffel walls to maintain the proposed configuration of Lots 105 and 113. The walls also serve to solve geotechnical constraints for Lots 109-114 within VTTM 15613.
4. The bio-swale drainage system has been modified to include a curb with drainage inlets instead of mow strips as previously proposed. The curb has been added at the request of County staff for motorist safety while the drainage inlets will provide no change in water quality function. The proposed drainage system maintains the 4.5 acres of bio-filtration as previously approved.
5. Addition of community entrance sign plasters and community entrance sign walls at four locations.
6. Minor reconfigurations to previously approved Loffel wall locations in response to current geotechnical analysis.
7. A number of the exhibits throughout the document have been revised to reflect all of the changes shown above.

(Signed copy on file)

Chad G. Brown

NOTES:

A Condition of Approval of CP02-0046 required approval of a Coastal Development Permit by the Planning Commission prior to construction in the proposed recreation facility. That decision-maker is now changed to the Zoning Administrator. Planning Application PA03-0089 has been filed to facilitate satisfaction of this condition.

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.